

TO LET
RETAIL UNIT
WINCHESTER CITY CENTRE



HAMPSHIRE COMMERCIAL

goadsby

52 ST GEORGE'S STREET
WINCHESTER, HAMPSHIRE SO23 8AH

SUMMARY >

- PRIME RETAIL OPPORTUNITY
- CITY CENTRE
- SUBSTANTIAL BASEMENT
- ASSIGNMENT OF EXISTING LEASE

RENT: £35,000 PER ANNUM EXCL.



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Location

- Prominently located on St George's Street in Winchester City Centre
- Short walk to Winchester train station (approximately 10 minutes)
- Close proximity to Winchester High Street
- Situated on City Road, a high footfall location linking the High Street with Parchment Street
- Excellent road connectivity via the M3 motorway to London and onward access to the A34, Southampton and the wider regional road network
- Winchester is an affluent, vibrant Cathedral City and popular tourist destination
- Home to major employers including Hampshire County Council and Winchester City Council
- Strong daytime population supported by University of Winchester and Winchester School of Art
- Occupies a dominant and highly visible position on the main one-way traffic route

Description

- Prominent full-height glazed return frontage, ideal for retail display and branding
- Currently fitted as a café with large counter and customer seating at ground floor
- Substantial, well-lit basement suitable for customer seating or retail use
- Basement includes a good-sized commercial kitchen, storage areas and separate fire escape to ground floor
- Additional outdoor seating or display areas available
- Highly versatile accommodation suitable for a range of occupiers within Class E use

Accommodation

	sq m	sq ft
Ground floor	67.9	731
Basement	100.83	1,086
Total area approx.	168.73	1,817

Lease

A new full repairing and insuring lease for a negotiable term incorporating upward only rent reviews may be agreeable by the Landlord.

Rent

£35,000 per annum exclusive of business rates, VAT, service charge and insurance premium payable quarterly in advance by standing order.

Rateable Value

£32,750 (effective 1st April 2026)

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

